The three primary land use **Understanding** decision-making bodies of Sandy City City Growth are the City Council, the Planning **A SIX-PART SERIES** Commission and the Board of Adjustment. Each body has specific responsibilities associated with making land use **SANDY CITY** decisions in and appointed COUNCIL for Sandy City. **SANDY CITY PLANNING** LAND USE **COMMISSION** elected **AUTHORITIES SANDY CITY BOARD OF ADJUSTMENT** 

SANDY CITY COMMUNITY DEVELOPMENT DIRECTOR & STAFF



# LAND USE AUTHORITIES RESPONSIBILITIES



# SANDY CITY PLANNING COMMISSION

#### SANDY CITY COUNCIL



Elected by citizens

- Makes legislative decisions for the City.
- Creates all City policies.
- Adopts and amends the City's land use ordinances, general plan and zoning map.
- Dictates what land uses are allowed in Sandy City and where those land uses can be located, along with the rules and regulations for the land uses.
- Gives all other land use authorities, including any discretionary authority associated with the land use code, to the Planning Commission and the Community Development Director.



Citizen volunteers appointed by the Mayor with advice and consent of City Council

- Makes recommendations to the City Council on legislative policies (i.e. zoning) and ensure adherence to the City's adopted codes and ordinances, specifically Title 15A, the City's land development code.
- Has the authority to hear and act on land use applications, including Site Plans, Subdivisions and Conditional Uses
- Does not dictate what uses are permitted on a tract of land, rather they ensure each proposed use is consistent with the adopted policies associated with that use and zone.
- Has the authority to add "conditions" to an approval in order to mitigate known or anticipated impacts.



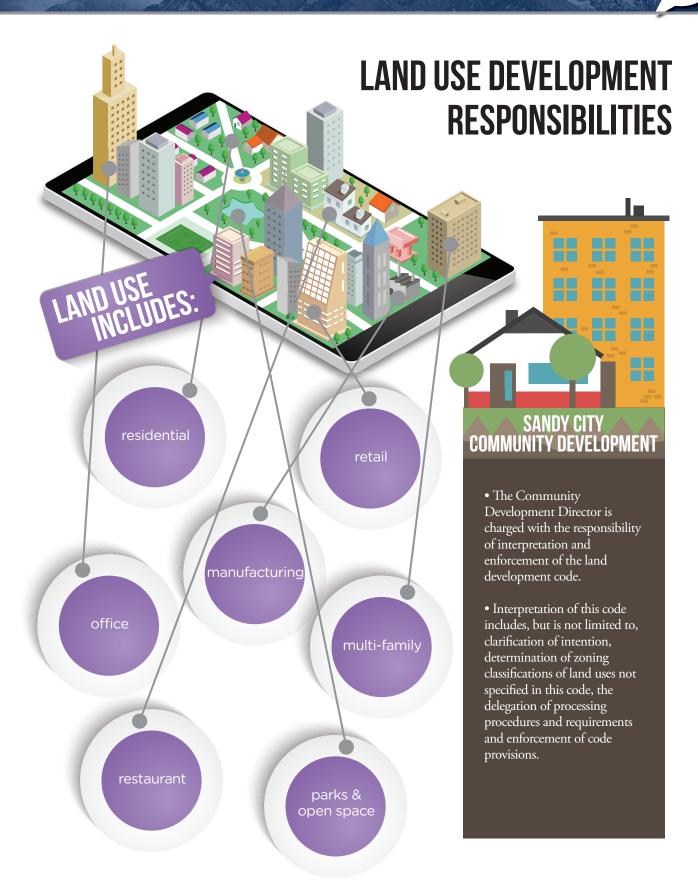
# SANDY CITY Board of Adjustment



Citizen volunteers appointed by the Mayor with advice and consent of City Council

- Hears appeals on Planning Commission decisions in which the land use ordinance was applied. (Appeals to this board are reserved for situations where the Planning Commission allegedly erred in their interpretation of the land use code and/or in situations where a decision of the Planning Commission was thought to be arbitrary and capricious.)
- Grants variances to the adopted code requirements when and where it is determined that a non-self-imposed hardship exists.

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## **GLOSSARY OF TERMS**

**CONDITIONAL USES** – A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

**GENERAL/MASTER PLAN** – A comprehensive long-range plan intended to show a vision of our future and to guide growth and development of a community.

**HARDSHIP** – Arduous restrictions upon the uses of a particular property that are unique and distinct from that of adjoining property owners in the same zoning district.

**LAND USE ORDINANCE** – A law or regulation set forth and adopted by a municipal government that regulates the use of land within the municipality's boundaries.

**LEGISLATIVE** – A planning or zoning action resulting in a general rule or policy which is applicable to an entire zoning district or a large number of individuals or properties.

**SITE PLAN** – A plan which outlines the use and development of any tract of land within Sandy City for the purposes of meeting the requirements set forth in the Sandy City Development Code.

**SUBDIVISION** – Any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development. Subdivision includes:

- 1. The division or development of land whether by deed, metes and bounds description, map, plat, or other recorded instrument; and
- 2. Division of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

**VARIANCE** – A legal variance from the Zoning Ordinance granted by the Board of Adjustment.

**ZONING MAP** – A map that graphically shows all zoning district boundaries and classifications within the city, as contained within the zoning code.

## **SNEAK PEAK: SIX-PART SERIES**

- The Roles of Land Use Authorities Explained (City Council, Planning Commission, Board of Adjustment, Community Development Director)
- 2 What is Zoning and How Does It Apply to Me?
- Requirements to Develop or Subdivide a Property
- 4 All About Conditional Uses
- 5 What Every Sandy City Resident Should Know
- 6 Becoming Involved in Land Use Policy Development and Decisions

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